

Brookline Preservation Commission

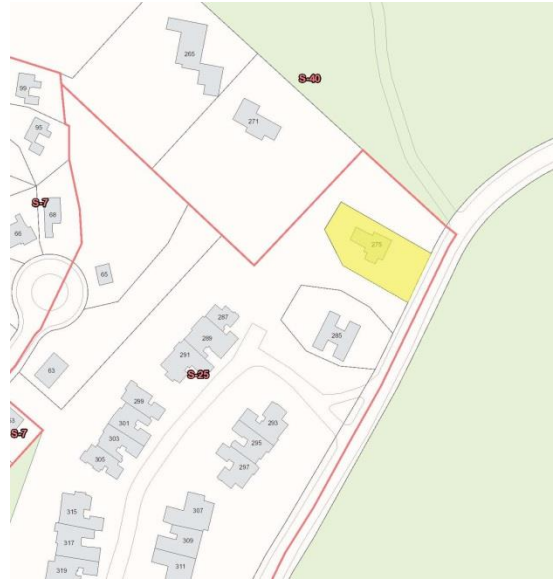
Demolition Application Report

Address: 275 Goddard Avenue

Applicant: Robin and Margaret Lawrence

Building Type: House (partial)

National Register Listing (if Applicable): N/A



Historical/Architectural Significance:

The house at 275 Goddard Avenue was designed by the architecture firm of Fox & Gale in 1925 in the Renaissance Revival style. The house is wood frame, two stories high with a hipped roof. The house is L-shaped with the north half of the east façade slightly recessed with a small one-story wing at the intersection of the two sections of the façade. Small one and two story wings project from the north end of the house. The exterior, including the south side chimney below the roof line is stucco. The roofs are a blue terra cotta tile that is the most distinctive feature of the house. These roofs include a shed portico supported on brackets over the main entrance. Also on the east façade is a small one-bay garage with a flat roof, added in 1929 and also designed by Fox & Gale. A second bay appears to have been added, but it is unclear from the building permit records when this occurred.

On the rear (west) façade is an arcaded veranda with stucco posts and a flat roof. Between the posts are wood paneling and multi-pane wood sash windows that appear original. As noted, the blue tile, along with the white stucco, is the most important decorative feature of the house. (Above the roof line the chimney is exposed cast brick.) There are wood brackets under the eaves of the roofs that are barely visible behind the copper gutters. The windows are 6/6 double hung sash, though it is unclear as to whether some of them have been replaced.

This house is historically associated with the Larz Anderson Estate. Between 1925-29 the Andersons constructed three guest houses outside the estate on Goddard Avenue. According to research by former Larz Anderson Auto Museum curator Amy Friend, the designs were intended to call to mind places the Anderson's had visited. The house at 275 Goddard, called the "Blue Top", is said to resemble a house they visited in Cadiz, Spain.

It is not clear how transitory the occupants of this house were. The first year in which an occupant was listed in the town directory was 1929. In that year it was Henry G. Nichols and his wife Elizabeth. Nichols was treasurer of the Otis

Company. Larz Anderson died in 1937, at which time the three guest houses were sold to Boston University for faculty and student housing and, in the case of 285 Goddard, a conference center. It is unclear when Boston University sold the guest houses to private ownership.

At its October 9, 2018 public hearing, the Brookline Preservation Commission imposed a twelve month demolition stay on the house at 275 Goddard Avenue, finding that it meets the following criteria for significance:

- c. The building is associated with one or more significant historic persons or events, or with the broad architectural, cultural, political, economic, or social history of the Town or Commonwealth; and
- d. The building is historically or architecturally significant in terms of its period, style, method of construction, or its association with a significant architect or builder, either by itself or as part of a group of buildings.

The building retains integrity of location, design, setting, feeling, materials, workmanship and association.

The applicant has requested that the Commission consider lifting the stay of demolition based upon its review of the proposed plans for the property. Proposed alterations include a two story rear addition.



Aerial view of 275 Goddard Avenue, looking west.



Aerial view of 275 Goddard Avenue, looking south.



Aerial view of 275 Goddard Avenue, looking east.



Aerial view of 275 Goddard Avenue, looking north.



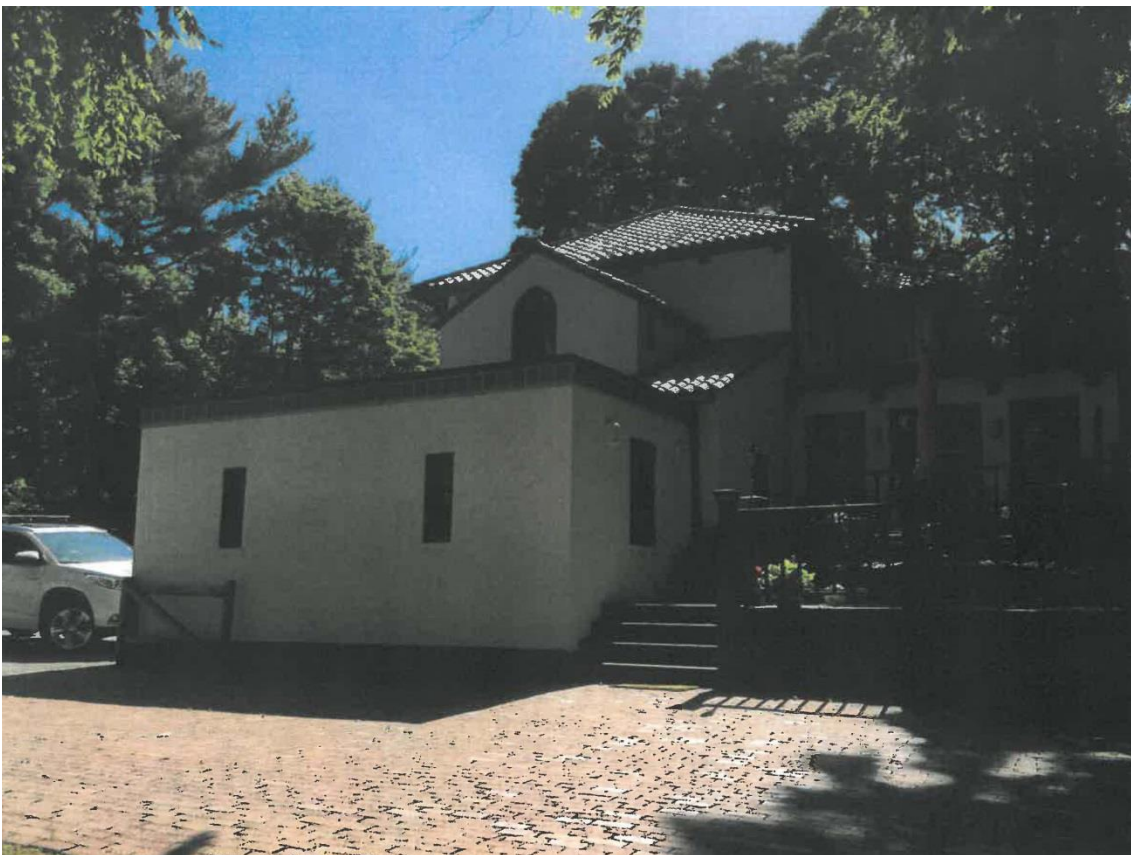
Photograph of 275 Goddard Avenue.



Photograph of 275 Goddard Avenue.



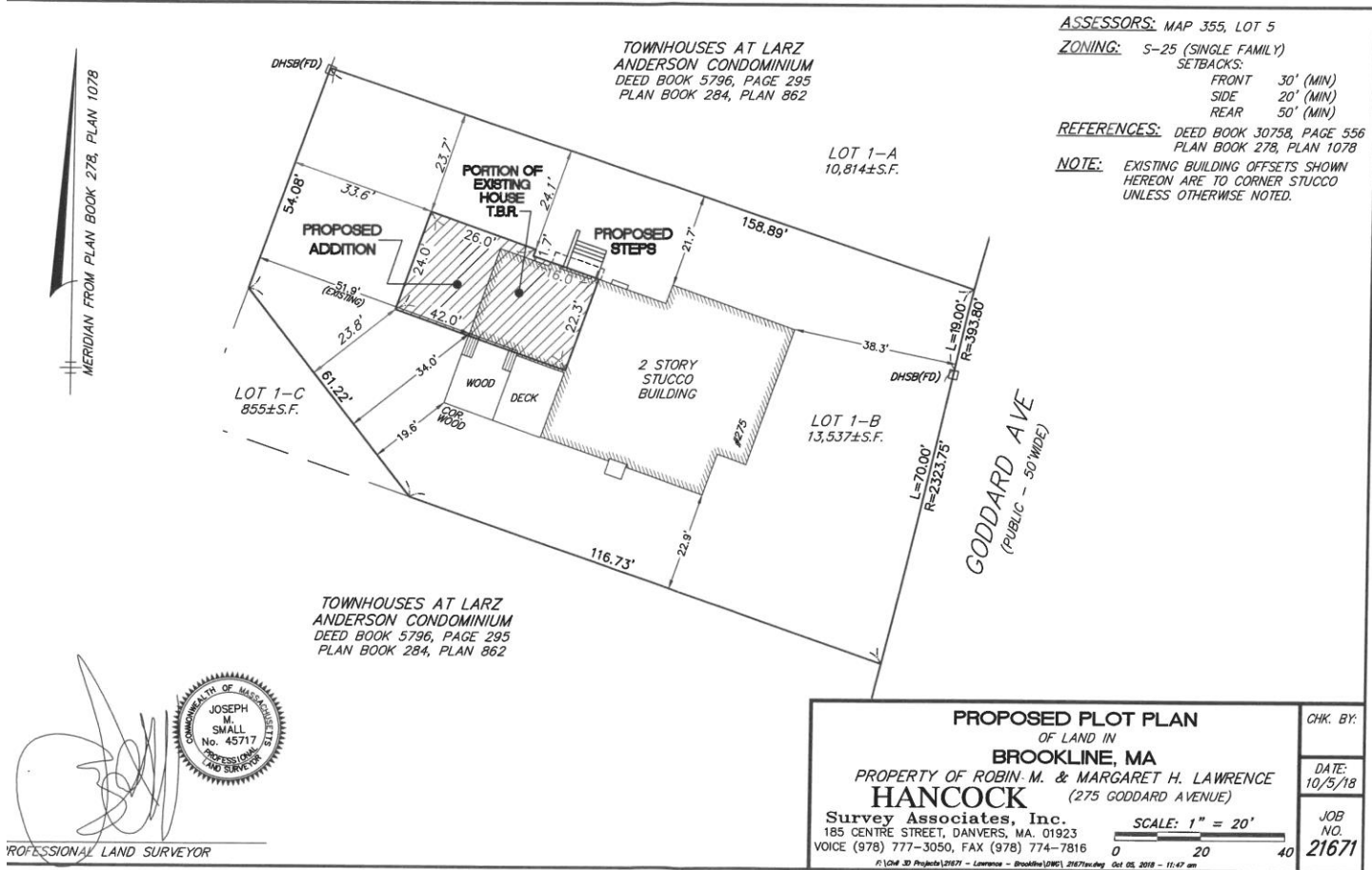
Additional photograph of 275 Goddard Avenue.



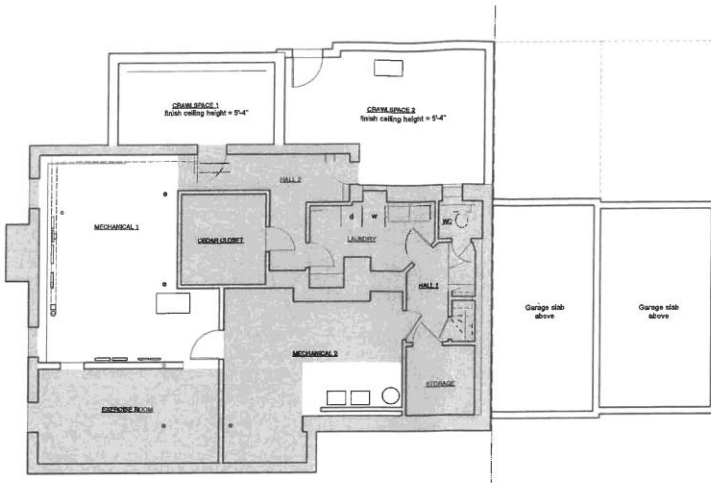
Additional photograph of 275 Goddard Avenue.



Additional photograph of 275 Goddard Avenue.



Proposed site plan

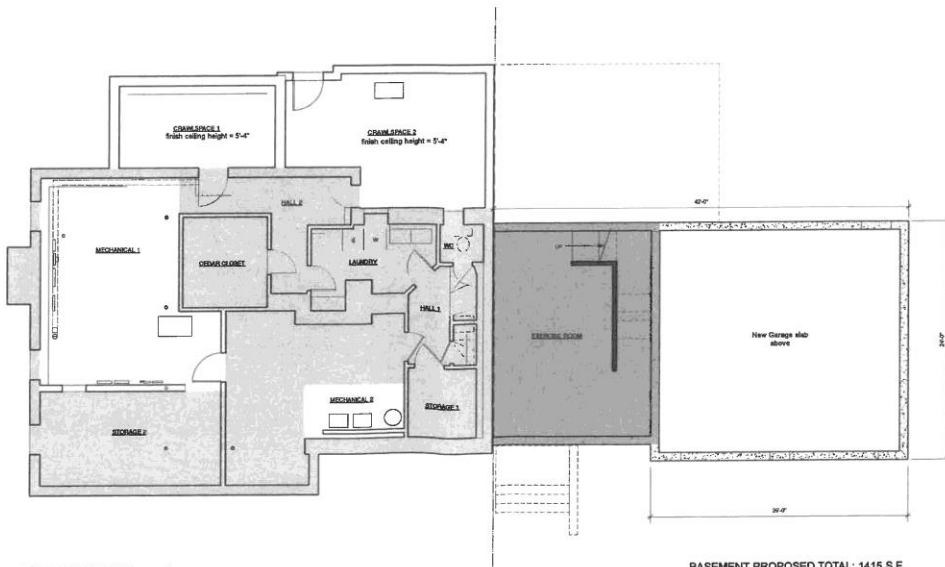


BASEMENT PLAN - existing
Scale: 1/4" = 1'-0"

BASEMENT EXISTING: 1039 S.F.

TOTAL GROSS SQUARE FOOTAGE: PROPOSED FAR

	EXISTING	EXISTING AFTER DEMO	PROPOSED	TOTAL EXISTING + PROPOSED AFTER DEMO
BASEMENT	1039 S.F.	1039 S.F.	379 S.F.	1418 S.F.
FIRST FLOOR	1801 S.F.	1801 S.F.	371 S.F.	2579 S.F.
SECOND FLOOR	1390 S.F.	1379 S.F.	864 S.F.	2579 S.F.
TOTAL	4430 S.F.	4299 S.F.	1741 S.F.	6010 S.F.



BASEMENT PLAN - proposed
Scale: 1/4" = 1'-0"

BASEMENT PROPOSED TOTAL: 1415 S.F.

1039 SF EXISTING AFTER DEMO
376 SF PROPOSED



275 GODDARD AVE BROOKLINE, MASSACHUSETTS

THE LAWRENCE RESIDENCE

DATE: 2018.08.19
ISSUED FOR: PROGRESS SET

A1.0

NOURY KELLO ARCHITECTS
40 Washington Street, Suite 2A
Boston, MA 02119
Tel: 617.559.1325 Fax: 617.559.0981

Existing and proposed basement floor plans



FIRST FLOOR PLAN-Existing
 Scale: 3/16" = 1'-0"

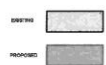
FIRST FLOOR EXISTING- 1851 S.F.



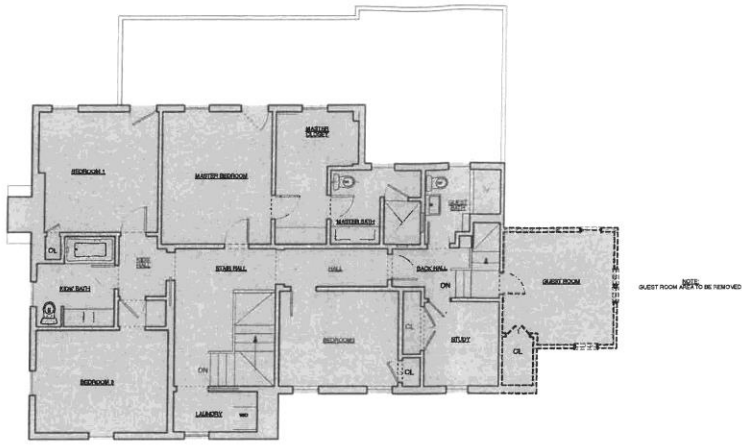
FIRST FLOOR PLAN-proposed
 Scale: 3/16" = 1'-0"

FIRST FLOOR PROPOSED TOTAL- 2223 S.F.

1851 SF EXISTING AFTER DEMO
 371 SF PROPOSED
 GARAGE: 428 S.F. (NOT COUNTED TOWARD GFI)



Existing and proposed first floor plans



SECOND FLOOR PLAN - existing
Scale: 3/16" = 1'-0"



SECOND FLOOR PLAN - proposed
Scale: 3/16" = 1'-0"



Existing and proposed second floor plans



Existing and proposed front elevations

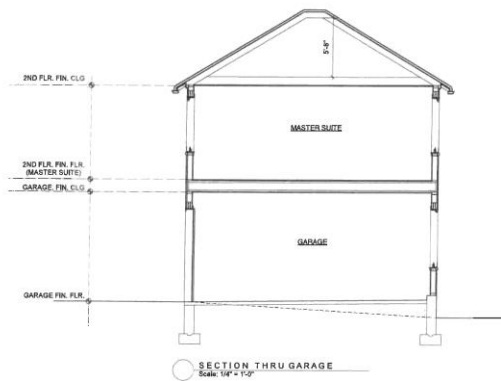
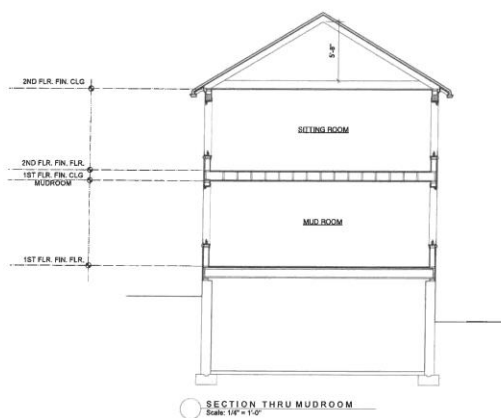


REAR ELEVATION - existing
Scale: 1/4" = 1'-0"



REAR ELEVATION - proposed
Scale: 1/4" = 1'-0"

Existing and proposed rear elevations



Existing and proposed sections and side elevations